Bill Garrett Davidson County
Batch# 106936 DEEDWARR
06/20/2018 03:18:08 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20180620-0059612

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
615.383.2903

Warranty Deed

ADDRESS OF NEW OWNER:
Michael Sherfy and Emilia Sherfy
621 River Rouge Drive
Nashville, TN 37209

SEND TAX BILLS TO:
new owner

MAP/PARCEL NO:
090-15-0-003.00

For good and valuable consideration received, **Mary Frances Rudy, Executor of the Estate of Ann Margaret Chalos, filed in Docket No. 17P2068, Seventh Circuit Court for Davidson County, Tennessee, Probate Division,** by these presents does transfer and convey unto the Grantee, **Michael Sherfy and Emilia Sherfy, husband and wife,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Ann M. Chalos,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 640 on the Plan of Charlotte Park, Section Ten of record in Plat Book 2900, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ann M. Chalos, unmarried by Warranty deed from Deborah K. May, unmarried of record in Instrument No. 20111214-0097330 Register's Office for Davidson County, Tennessee, dated December 13, 2011 and recorded on December 14, 2011. The said Ann Margaret Chalos, also being known as Ann M. Chalos, having since died on November 19, 2017. Mary Frances Rudy as Executor of the Estate of Ann Margaret Chalos does hereby convey the above-described property, pursuant to Order Approving Sale of Real Property, Docket No. 17P2068, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 621 River Rouge Drive, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the rightful heirs and **Executor** of the **Estate of Ann Margaret Chalos**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of June, 2018.

Estate of Ann Margaret Chalos

BY: Mary Frances Rudy

Mary Frances Rudy
Executor

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY FRANCES RUDY, EXECUTOR** of the **ESTATE OF ANN MARGARET CHALOS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of June, 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

Affiant

Subscribed and sworn to before me this the 18 day of June, 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.